

VVN News

Volume 2, Issue 1: January 17, 2025

President's Note

Happy New Year from a chilly Florida! We have temps in the 40's this week but still bright sunshine and no snow! At our homeowners meeting on Dec 10th all amendments except #12 passed as did all of the year end ballot items and we are updating our Association documents to reflect the new changes.

We also officially brought on board our new property manager Professional Bayway Management on January 1 and I want to introduce our new day to day property manager Doug Higley. Doug can be reached at 727-866-3115 x128 if you have any questions about the new portal site or getting your assessment payments set up. You should have received a mailing from PBM in mid December with instructions on how to set up your payments but if you did not please reach out to Doug.

You should also have received your assessment payment coupon books from PBM and you may have noticed that the monthly assessment amount changed slightly from 2024. The budget spreadsheet that Resource Property Management sent to PBM contained formula errors that caused the assessment amounts to change. All 84 units in the condo buildings had a slight decrease of \$3.03 per month and the Villas had increases ranging from \$8.35-\$13.94 per month. Overall the assessment amount collected by the Association remains the same as in 2024, only the allocations changed slightly. The error will not be repeated going forward.

Our longtime maintenance person Hersh Forbes was offered the same position at the same salary at PBM but he declined. In the interim we have a service that is cleaning the bathrooms and clubhouse on Mondays and Thursdays. If you see that the trash needs to be emptied or bathrooms need toilet paper or paper towels there are supplies in the janitors closet in the clubhouse. We have had 8 applicants for the maintenance person role so far and we hope to fill the role in the next 2 weeks. We wish Hersh the best in his next role.

Hurricane repairs continue, WaterTight Roofing arrived on site today and are repairing all damaged roof tiles, vents, downspouts and gutters. In Building 1 there will be a delay in replacing the roof vent since this vent is out of stock locally. Watertight will seal the area with waterproof membrane and come back and install the roof vent once it comes in. We have signed a contract with GA Nichols to repair storm damage within the units. Doug Higley, will coordinate with all affected homeowners to schedule these repairs. If you have damaged or compromised drywall and have not reported your damage, please contact him to get on the list. All wet insulation has been removed and replaced and we tested 9 units for mold, only finding minor issues in 2 units that will be addressed during the drywall repair phase.

VVN News

Volume 2, Issue 1: January 17, 2025

The spa heater has sprung a leak. The unit should be under warranty and Symbiont has been contacted to schedule the repair. Speaking of the spa, we know that the inside surface has been an issue for some time and we have secured a vendor to resurface it. We are working with them to get on their schedule and Doug will send out an update as soon as we know the days the Spa will be out of service for the resurfacing.

New Spectrum Package

Our new bulk package agreement has been signed and ratified and will take effect on March 4th. With our new bulk agreement, you will receive TV Select Plus, Entertainment View, Sports View, Paramount+ with Showtime, Cloud DVR plus, and you will have the choice of 2 boxes. You can choose between the HD DVR Receiver or Xumo Stream box. Internet service will be upgraded from 600MPS to Gig Internet and Wi-Fi. Spectrum will mail you a welcome letter explaining the new services at your VVN address in Mid February. We will email everyone the letter as soon as the board receives it.

Repair Update

Now that we have the plans from the engineer, Wall and Balcony repairs are in the bidding process with three contractors. We expect to receive the bids by the first week of March. Once received, we will schedule a meeting to vote on which bid to accept.

Upcoming Meeting

The Annual Meeting of the Association is February 19th at 2:00PM in the VVN Clubhouse. You will be receiving voting instructions soon from PBM.